

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF

TUESDAY, SEPTEMBER 16, 1986

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:20 a.m. The meeting was recessed by Mayor O'Connor at 12:17 p.m.

The meeting was reconvened by Mayor O'Connor at 2:00 p.m. with Council Member Struiksmas present. A quorum was present at 2:01 p.m.; Council Members Cleator and McColl not present. Mayor O'Connor recessed the meeting at 2:47 p.m. Mayor O'Connor reconvened the meeting at 2:58 p.m. with all members of the Council present. Mayor O'Connor recessed the meeting at 4:42 p.m. to convene the Redevelopment Agency and later the Housing Authority. Mayor O'Connor reconvened the meeting at 5:07 p.m. with Council Members Cleator and Gotch not present. Mayor O'Connor adjourned the meeting at 5:08 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksmas-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present
- Clerk-Abdelnour (eb, mp)

FILE: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksmas-present
- (6) Council Member Gotch-present

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(7) Council Member McCarty-present

(8) Council Member Martinez-present

ITEM-310: (R-87-336) ADOPTED AS RESOLUTION R-266608

Authorizing suggestion awards and making a presentation to  
the following employees:

Claude Janowicz - Water Utilities Department - \$1,130.76

Kenneth Norton - General Services Department - \$757.40.

FILE: MEET

COUNCIL ACTION: (Tape location: F243-250.)

MOTION BY GOTCH TO ADOPT ITEM-310 AND ITEM-311. Second by  
Martinez. Passed by the following vote: Wolfsheimer-yea,  
Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea,  
McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-311: (R-87-337) ADOPTED AS RESOLUTION R-266609

Authorizing suggestion awards to the following employees:

Robert Devereaux, Phillip Reyes, Lloyd Keeling - San Diego  
Stadium - \$400.26.

Steven Carlson - Fire Department - \$160.

FILE: MEET

COUNCIL ACTION: (Tape location: F243-250.)

MOTION BY GOTCH TO ADOPT ITEM-310 AND ITEM-311. Second by  
Martinez. Passed by the following vote: Wolfsheimer-yea,  
Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea,  
McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-330: REFERRED TO PLANNING DEPARTMENT

(Continued from the meeting of August 12, 1986, Item 330,  
at Mayor O'Connor's request, to allow Council time for  
further deliberations; Continued from the meeting of August  
19, 1986, Item S500, at Louis Wolfsheimer's request, on  
behalf of Rick Engineering, to allow them time to complete  
a study regarding donation of a park.)

Matters of:

1) A proposal to amend the Miramar Ranch North Community  
Plan involving approximately 1,950 acres. The proposed  
amendments would:

- a) Increase the number of residential dwelling units within the planning area from 4,100 to 5,689 units;
- b) Redesignate 52 acres (Area 9) located adjacent to the northern boundary of the planning area from low-medium density residential (6-9 dwelling units/acre) to industrial/business park;
- c) Redesignate 33 acres (Area 33) located in the southwestern corner of the planning area from industrial/business park to medium-high density residential (maximum of 17 dwelling units/acre);
- d) Redesignate 53 acres (Area 19) located in the western portion of the planning area from very low density residential (0-3 dwelling units/acre) to low density residential (3-6 dwelling units/acre);
- e) Designate as open space, the area along the northern, eastern, and southern boundary which is being included within the Miramar Ranch North Community Plan;
- f) Modify the northern, eastern and southern boundaries of the planning area to: 1) coincide with property ownerships; and 2) eliminate portions of the county island being considered for incorporation into the Scripps Miramar Ranch Community Plan; and
- g) Revise the text of the community plan to reflect the proposed land use changes and additional development guidelines.

2) A proposal to amend the Progress Guide and General Plan to reflect the community plan changes.

The subject property is located generally east of I-15, south of the Sabre Springs Community planning area, west of the unincorporated county island, and north of Miramar Reservoir and the Scripps Miramar Ranch Community planning area. The property is more particularly described as a portion of Section 20; a portion of the south 1/2 of Section 21; a portion of the southwest 1/4 of Section 22; portions of Sections 27, 28, 29, 32 and 33, all in Township 14 South, Range 2 West, SBBM.  
(District-5.)

**Subitem-A: (R-87-135)**

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-85-0100 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

**Subitem-B: (R-87-134)**

Adoption of a Resolution approving the amendments to the Miramar Ranch North Community Plan and the Progress Guide and General Plan, to become effective when the amendment to the General Plan Map is adopted at the next omnibus hearing.

**Subitem-C: (R-86- )**

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to the California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-85-0100.

**FILE:** LAND - Miramar Ranch North Community Plan

**COUNCIL ACTION:** (Tape location: B580-C476,D026-E060.)

Hearing began 11:42 a.m. and halted 12:17 p.m.

**MOTION BY STRUIKSMA TO ADOPT SUBITEMS A, B, C, WITH THE FOLLOWING SPECIAL IMPLEMENTATION REQUIREMENTS FOR THE MIRAMAR RANCH NORTH COMMUNITY PLAN: I PRIOR TO THE APPROVAL OF ANY FINAL SUBDIVISION MAP WITHIN THE AREA OF THIS COMMUNITY PLAN THERE SHALL HAVE BEEN APPROVED BY THE CITY COUNCIL A PUBLIC FACILITIES FINANCING PLAN (PFFP) FOR ALL PUBLIC FACILITIES IDENTIFIED IN THE COMMUNITY PLAN AS AMENDED. II THE COMMUNITY PLAN SHALL BE AMENDED TO PROVIDE FOR: A. SPRING CANYON ROAD FROM MERCY CROSSING TO THE EXISTING SPRING CANYON ROAD AT OR WEST OF SEMILLON STREET; 1. THAT THE CONSTRUCTION OF THIS ROADWAY AS A FOUR-LANE STREET SHALL BE A CONDITION OF THE FIRST TENTATIVE SUBDIVISION MAP AND/OR USE PERMIT; AND 2. THAT THIS STREET SHALL BE USABLE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OR FINAL BUILDING INSPECTION OF THE 1ST DWELLING UNIT. B. PARKS AND PLAYING FIELDS: 1. THAT WITHIN**

THE BOUNDARIES OF MIRAMAR RANCH NORTH THERE SHALL BE TWO NEIGHBORHOOD PARKS ADJOINING ELEMENTARY SCHOOL SITES TOTALLING 24 ACRES. A PASSIVE LAKE LOOKOUT PARK OF FIVE ACRES, AND FIVE POCKET PARKS TOTALLING FIVE ACRES. 2. THAT ADJOINING MIRAMAR RANCH NORTH WITHIN MIRAMAR RESERVOIR LAND THERE SHALL BE A RECREATION AREA (LAKESIDE RECREATION AREA). 3. THAT THE NEIGHBORHOOD PARKS SHALL BE PROVIDED AS THE PFFP AND THE PLAN SHALL DIRECT. 4. THAT THE LOOKOUT PARK SHALL BE BUILT ALONG WITH SCRIPPS RANCH BOULEVARD. 5. THAT THE LAKESIDE RECREATION AREA SHALL BE PROVIDED AS FOLLOWS: a. PROVIDING THE CITY CAN MAKE THE LAND AVAILABLE, THE COMPLETION OF THE LAKESIDE RECREATION AREA SHALL BE A CONDITION OF THE FIRST TENTATIVE MAP AND/OR USE PERMIT WITHIN MIRAMAR RANCH NORTH. b. THE INITIAL DEVELOPMENT OF THE "LAKESIDE RECREATION AREA" SHALL HAVE THE FOLLOWING FEATURES: (1) ROAD ACCESS FROM THE EXISTING RESERVOIR PERIMETER ROAD; (2) IRRIGATION WATER SUPPLY PUMPED FROM THE RESERVOIR; (3) GRADING AND IMPROVEMENTS PER PLAN ENTITLED "LAKESIDE RECREATIONAL AREA" DATED AUGUST 25, 1986. c. UPON THE IMPROVEMENT OF SCRIPPS RANCH BOULEVARD AND THE LOOKOUT PARK, A PEDESTRIAN/BICYCLE PATH SHALL BE BUILT TO THE LAKESIDE RECREATION AREA AND A PERMANENT WATER SUPPLY. d. MIRAMAR RANCH NORTH PROPERTY OWNERS INTERESTS SHALL PAY COSTS OF ACQUISITION AND/OR CONDEMNATION OF PRIVATE LANDS REQUIRED (APPROXIMATELY 3.25 ACRES). e. CITY OF SAN DIEGO SHALL, AT ITS COSTS: (a) PROVIDE ALL OTHER NEEDED LANDS, (b) OPERATE AND MAINTAIN THE RECREATION AREA. C. IMPROVEMENT OF MERCY CROSSING. THAT UPON THE COMPLETION OF THE CALTRANS REPORT REGARDING THE CONSTRUCTION OF THE LOOP RAMP OR OTHER IMPROVEMENTS AT THE MERCY ROAD/I-15 INTERCHANGE, DEVELOPER SHALL SATISFY THE REQUIREMENTS OF THE REPORT AND THE CITY ENGINEER AND THE PHASING REQUIREMENTS OF THE PLAN. D. OFFSITE FOR POMERADO/SPRING CANYON ROAD. IN ORDER TO ASSIST THE COMPLETION OF THE EXTENSION OF EXISTING SPRING CANYON ROAD EAST OF SEMILLON STREET THROUGH TO POMERADO ROAD FROM THE SOUTH LIMIT OF THE CITY OF POWAY TO THE CONNECTION WITH THE EXISTING IMPROVED POMERADO ROAD AT THE PRESENT CITY OF SAN DIEGO/COUNTY OF SAN DIEGO BOUNDARY LINE, \$2.1 MILLION SHALL BE PAID TOWARD THE EXTENSION OF SPRING CANYON ROAD TO POMERADO ROAD, AND TOWARD THE

CONSTRUCTION OF POMERADO WITHIN THE COUNTY ANNEXATION AREA. FUNDS SHALL BE SET ASIDE FROM EACH DEVELOPMENT IMPACT FEE PAID TOWARD THIS FUND. IF AT THE TIME A CONTRACT IS TO BE LET BY THE SCRIPPS MIRAMAR RANCH ANNEXATION AREA DEVELOPERS FOR THE CONSTRUCTION OF OFFSITE POMERADO SPRING CANYON ROAD THE \$2.1 MILLION IS NOT AVAILABLE FROM A PUBLIC FACILITY FINANCING PLAN (PFFP), THE PROPERTY OWNERS SHALL PREPAY SUFFICIENT PFFP TO BRING THE TOTAL AVAILABLE TO \$2.1 MILLION. E. MASS TRANSIT. THAT PRIOR TO THE RECORDING OF THE FIRST FINAL SUBDIVISION MAP WITHIN MIRAMAR RANCH NORTH THE SUM OF \$50,000 SHALL BE PAID TO MTDB TO BE USED TOWARD STUDIES FOR THE DEVELOPMENT OF RAIL TRANSIT ADJACENT TO MIRAMAR RANCH NORTH WITHIN THE I-15 CORRIDOR. F. OTHER FACILITIES. THAT THE DEVELOPMENT IMPACT FEE SHALL ALSO PROVIDE: TRAFFIC SIGNALS, PARK-AND-RIDE, FIRE STATION (WITH SCRIPPS RANCH), LIBRARY (WITH SCRIPPS RANCH). III SCHOOL FACILITIES: A. EACH DEVELOPER SHALL PAY TO THE SAN DIEGO UNIFIED SCHOOL DISTRICT A SUM AS SHALL BE AGREED FOR SECONDARY SCHOOLS. B. WHEN THE SAN DIEGO UNIFIED SCHOOL DISTRICT (SDUSD) IS PREPARED TO OPERATE AN ELEMENTARY SCHOOL OR SCHOOLS: 1. THE TWO SCHOOL SITES SHALL BE GRADED WITH PUBLIC IMPROVEMENTS AVAILABLE AND GRANTED TO THE CITY OF SAN DIEGO WHICH SHALL IN TURN CONVEY THE SITES TO SDUSD. 2. THE DEVELOPER(S) MAY BUILD OR PAY TO SDUSD THE AGREED UPON ELEMENTARY SCHOOL FACILITIES CONSTRUCTION COSTS. 3. ANY IN KIND DONATION OF LAND SHALL BE CREDITED AGAINST SCHOOL FEES BASED ON APPRAISED VALUE. IN KIND DONATION OF IMPROVEMENTS SHALL BE CREDITED AT ACTUAL COSTS. IV. PAYMENT OF FEES. FOR BOTH THE PFFP AND THE SCHOOLS FINANCING PLAN A DEVELOPER MAY ELECT TO PAY CASH OR PROVIDE "IN KIND" AND RECEIVE CREDIT (UNLESS CASH IS CLEARLY CALLED FOR). IN EITHER CHOICE, FACILITIES MUST BE PROVIDED AS OUTLINED ABOVE. IT IS ANTICIPATED THAT TOTAL PARK COSTS WILL RESULT IN PARK FEES AT OR GREATER THAN PRESENT SCRIPPS RANCH PARK FEES AND TOTAL SCHOOL COSTS GREATER THAN PRESENT SCRIPPS RANCH SCHOOL FEES. IT IS ANTICIPATED THAT ITEMS II A-F ABOVE SHALL CONSTITUTE THE ITEMS COVERED BY DEVELOPMENT IMPACT FEES AND THE PFFP NORMAL SUBDIVISION REQUIREMENTS. V. INTERCEPTOR DITCH. THE INTERCEPTOR DITCH RUNNING ALONG THE NORTH SIDE OF MIRAMAR LAKE SHALL BE FURTHER STUDIED AND SUBJECT TO APPROVAL OF THE CITY ENGINEER. A FINAL DECISION AS TO ITS

DESIGN AND CARRYING CAPACITY SHALL BE RENDERED NO LATER THAN THREE YEARS AFTER THE FILING OF THE FIRST FINAL MAP ON THE FIRST PHASE AND/OR THE START OF CONSTRUCTION OF SCRIPPS RANCH BOULEVARD. VI. ALTERNATIVE 8. ADDITIONAL RIGHT-OF-WAY ALLOWANCE ALONG CYPRESS CANYON ROAD SHALL BE MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OUTLINED IN THE LETTER DATED SEPTEMBER 11, 1986, AND SIGNED BY MR. JIM MILCH. THIS OFFER IS MADE TO ALLOW THE CITY OF POWAY AN OPPORTUNITY TO EXAMINE THE FEASIBILITY OF ALTERNATIVE 8, AS REFERENCED IN THE SANDAG REPORT ON SR 125. Second by McCarty. Failed by the following vote: Wolfsheimer-nay, Cleator-yea, McColl-yea, Jones-nay, Struiksma-yea, Gotch-nay, McCarty-nay, Martinez-yea, Mayor O'Connor-nay.

MOTION BY McCARTY TO RECONSIDER ITEM-330. Second by McColl.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-nay, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

MOTION BY McCARTY TO REFER THE MATTER TO THE PLANNING DEPARTMENT. COUNCIL MEMBER STRUIKSMA WILL WORK WITH THE VARIOUS

PLANNING GROUPS TO ARRIVE AT SOLUTIONS AGREEABLE TO EVERYONE INVOLVED. ADDITIONAL PROBLEMS TO BE ADDRESSED ARE: TRAFFIC, GRADING, CUTTING THE HILLS AS WELL AS FILLING IN THE CANYONS WITH RESPECT TO THE HILLSIDE REVIEW ZONE. THE PLANNING GROUPS WILL DETERMINE WHEN THEY ARE READY TO BRING THIS MATTER BACK TO THE CITY COUNCIL FOR A HEARING, AND THEY ARE TO COME BACK WITH SPECIFIC RECOMMENDATIONS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-331: CONTINUED INDEFINITELY, TO BE BROUGHT BACK WITH  
ITEM-330

(Continued from the meeting of August 18, 1986, Item 333,  
at Deputy Mayor Struiksma's request, to confer with the  
Planning Department and Community Groups.)

Matters of:

- 1) A proposal to amend the Scripps Miramar Ranch Community Plan, involving approximately 385 acres of currently unincorporated land. The proposed amendments would:

- a) Incorporate approximately 365 acres of the currently unincorporated land (land outside the City limits) into the boundaries of the Scripps Miramar Ranch Community Plan;
  - b) Establish specific land uses for the 365 acres including a variety of residential densities ranging from 3 to 20 dwelling units per net acre, open space, neighborhood commercial, and neighborhood park uses; and
  - c) Redesignate a 20-acre area (which is also unincorporated, but already included within the boundaries of the plan), located in the northeastern portion of the community plan area, from low density (3-5 dwelling units net/acre) residential and open space to medium-high density (maximum of 20 dwelling units net/acre) and low density residential uses and open space.
- 2) A proposal to amend the Progress Guide and General Plan to reflect the community plan changes and to modify the City of San Diego boundary;
  - 3) Prezone 385 acres of unincorporated land (real property described below) to an interim zone of Zone A-1-10;
  - 4) Conditionally rezone the 385 acres (real property described below) from Prezone A-1-10 to the following:

Acres	Proposed Rezoning
3.0	CN (HR)
55.0	A-1-10 (HR)
104.0	R1-6000 (HR)
1.0	A-1-1 (HR)
2.0	R1-6000 (HR)
25.0	R-2000 (HR)
57.0	R1-5000 (HR)
62.0	R1-6000 (HR)
3.0	A-1-1 (HR)
7.0	R-3000 (HR)
1.0	A-1-1 (HR)
62.0	R1-5000 (HR)
3.0	R1-6000 (HR)
Total	385.0



The proposal to amend the Scripps Miramar Ranch Community Plan and the General Plan would establish specific land uses for 385 acres of currently unincorporated land.

Approximately 1,500 dwelling units and a 3-acre commercial site are proposed for future development within the amendment area. Rezoning of the property would establish an interim zone of A-1-10 on the land following annexation. Actual rezoning of the properties to permit development in accordance with the community plan would become effective upon approval of future subdivision maps.

The subject property is located generally north of Spring Canyon Road, west of Pomerado Road, south of the City of Poway limits and the Sabre Springs Community planning area and east of Miramar Ranch North Community planning area.

The 20-acre area to be redesignated to medium-high density is located west of Pomerado Road, east of both Loire Drive and Pinot Noir Circle, and south of Spring Canyon Road.

The subject property is more particularly described as portions of Sections 26, 27 and 35, Township 14 South, Range 2 West, SBBM.

(Case-86-0109)

**Subitem-A: (R-87-169)**

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0744 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

**Subitem-B: (O-87-28)**

Introduction of an Ordinance rezoning to A-1-10 and HR Zoning.

**Subitem-C: (O-87-16)**

Introduction of an Ordinance for CN (HR), R1-6000 (HR), R-2000 (HR), R1-5000 (HR), A1-1 (HR), and R-3000 (HR) Zoning.

Subitem-D: (R-87-168)

Adoption of a Resolution approving the community plan amendment, to become effective upon adoption an amendment to the General Plan Map at the next scheduled omnibus hearing.

Subitem-E: (R-87- )

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0744.

NOTE: See Item 332 for a companion item.

FILE: LAND - Scripps Miramar Ranch Community Plan

COUNCIL ACTION: (Tape location: E287-290.)

MOTION BY McCARTY TO CONTINUE THE ITEM AND BRING IT BACK WITH ITEM-330. Second by McColl. Passed by the following vote:  
Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea,  
Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-332: (R-87-235 Rev.1) ADOPTED AS AMENDED AS RESOLUTION  
R-266607

19860916

(Continued from the meeting of August 12, 1986, Item S500, at Council Member Jones' request, to be taken as a companion item to the amendment to the Scripps Miramar Ranch Community Plan (Pomerado Island); Continued from the meeting of August 19, 1986 Item S501, at Deputy Mayor Struiksma's request, to confer with the Planning Department and Community Groups.)

Adopting as the preferred alignment the Alternative 11A cited in SANDAG's "Route 125 North Location Analysis," dated June, 1984, on Pomerado Road in the proposed Scripps Miramar Ranch Annexation Area.

(See City Manager Report CMR-86-227, the letter to Mayor O'Connor from Congressman Bill Lowery dated 8/15/86 and the

letter to Mayor O'Connor from Supervisor George Bailey,  
dated 8/12/86. Scripps Miramar Ranch/Miramar Ranch North  
Community Areas. District-5.)

COMMITTEE ACTION: Reviewed by TLU on 5/12/86. Recommendation  
to approve the City Manager's recommendation supporting  
Alternative 11A. Districts 1, 4, 7 and 8 voted yea. District 6  
not present.

CITY MANAGER REPORT: Alternative alignments to proposed  
SR-125 have been discussed with the Transportation and Land Use  
(T&LU) Committee on several occasions, specifically regarding  
Alternatives 8 and 11 in the proposed Scripps Miramar Ranch  
Annexation Area. As directed by the T&LU Committee at the May  
12 meeting, staff addressed the Poway City Council on June 24  
and explained the Manager's comparison of alternatives to Route  
125 and the T&LU approval of Alternative 11A (CMR-86-227).  
Alternative 11A would provide a major street standard road in  
the vicinity of existing Pomerado Road. The Poway City Council  
expressed a desire to obtain right-of-way for a future  
Alternative 8 alignment and preferred the alignment of  
Alternative 11B instead of Alternative 11A (Alternative 11B  
parallels Alternative 11A but is further west). Alternative 8  
would provide an additional new major street from the South  
Poway Arterial directly west to Cypress Canyon Road and thence  
further westerly to I-15. All these alternatives are cited in  
SANDAG's "Route 125 North Location Analysis," (June, 1984).  
Staff continues to recommend Alternative 11A which is consistent  
with SANDAG's Recommended Regional Transportation Plan. The  
communities of Miramar Ranch North and Scripps Miramar Ranch  
will provide the necessary improvements to Spring Canyon Road  
and Pomerado Road to complete Alternative 11A. A financing plan  
will be developed to complete the construction of Spring Canyon  
Road.

NOTE: See Item 331 for a companion item.

FILE: MEET

COUNCIL ACTION: (Tape location: A216-B516.)

MOTION BY STRUIKSMA TO ADOPT AS AMENDED TO INDICATE THAT  
EUCALYPTUS TREES BE DESIGNATED AS THE PROPER TYPE OF LANDSCAPING

AND THAT AN EMERGENCY ACCESS ROAD BE MAINTAINED TO MEET THE NECESSITIES OF THE FIRE DEPARTMENTS OF THE CITY OF SAN DIEGO AND THE CITY OF POWAY. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-nay, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-333: (R-87-83) ADOPTED AS RESOLUTION R-266610

FINDINGS MUST BE MADE AS A PART OF COUNCIL ADOPTION

Determining and declaring that the public interest, convenience and necessity of the City of San Diego requires the acquisition of property known as Switzer Canyon for open space purposes in Lots 16 and 17 of the L. P. Delano Tract located in Switzer Canyon in the Park Northeast Community, and that the public interest, convenience and necessity demand the acquisition of fee title to said property for the Switzer Canyon Open Space Program; declaring the intention of the City to acquire said property under eminent domain proceedings; directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning and acquiring said property.

(See City Manager Report CMR-86-413. Park Northeast Community Area. District-8.)

FILE: STRT - OS-1

COUNCIL ACTION: (Tape location: G212-231.)

Hearing began at 4:32 p.m. and halted at 4:34 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTION. Second by McCarty. Passed by the following vote: Wolfsheimer-not present, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-334: (R-87-150) ADOPTED AS RESOLUTION R-266611

Matter of a proposal to approve a resolution concerning four transportation policies which will be used to guide

the preparation of a revised Transportation Element for the update of the Centre City San Diego Community Plan. The four policies address development intensity for Centre City; multi-modal transportation priorities; transportation and transit financing; and parking. The Centre City area is bounded by Laurel Street on the north, I-5 on the east, Commercial Street on the south and the San Diego Bay on the west.

(District-8.)

(Reviewed by Transportation and Land Use Committee on 6/23/86. Recommendation to forward to the City Council for discussion with no recommendation. Districts 1, 4, 6, 7 and 8 voted yea.)

Adoption of a Resolution for the four transportation policies to guide the preparation of a revised Transportation Element.

FILE: LAND - Centre City San Diego Community Plan

COUNCIL ACTION: (Tape location: G234-304.)

Hearing began at 4:34 p.m. and halted at 4:39 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTION. Second by McCarty. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-335: CONTINUED TO SEPTEMBER 30, 1986, 10:00 A.M.

- 1) Appeals of Stanley E. Stein from the decision of the Planning Commission in approving North City West Planned Development Permit PD-85-0793 and Tentative Map TM-85-0793 (North City West Unit No. 7) (also known as Vista Camino Real) on the below-described real property. The Development Plan Permit proposes to develop 29 multi-family units. The Tentative Map proposes a two-lot land division.
- 2) An amendment to the San Diego Municipal Code (Planning and Zoning Regulations) by amending the North City West Planned District Ordinance to rezone the below-described real property from Zone MFL to Zone MF-1.

The subject property is located west of existing El Camino Real and north of Black Mountain Road, within the Neighborhood 7 Precise Plan area of the North City West Community Plan. The subject property is further described as a portion of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 14 South, Range 3 West, SBBM. (PD, TM and Case-85-0793. District-1.)

**Subitem-A: (R-87-393)**

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-85-0793 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

**Subitem-B: (R-87- )**

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

**Subitem-C: (R-87- )**

Adoption of a Resolution granting the appeal and denying the map or denying the appeal and granting the map with appropriate findings to support Council action.

**Subitem-D: (O-87-44)**

Introduction of an Ordinance for MF-1 Zoning.

**Subitem-E: (O-87-47)**

Introduction of an Ordinance amending the San Diego Municipal Code.

**Subitem-F: (R-87- )**

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-85-0793.

**FILE:**

Subitems-A, B, AND F PERM NCW PD 85-0793,

Subitem-C SUBD Vista Camino Real,

Subitem-D

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COUNCIL ACTION: (Tape location: A112-157.)

MOTION BY WOLFSHEIMER TO CONTINUE TO SEPTEMBER 30, 1986, 10:00 A.M. AT THE REQUEST OF STANLEY STEIN TO ALLOW ATTORNEY WORDEN TO PREPARE PRESENTATION, EVALUATE A TRAFFIC SURVEY BEING PREPARED BY A CONSULTANT, AND FOR MEMBERS OF THE COMMUNITY AND THE NORTH CITY WEST COMMUNITY PLANNING BOARD TO MEET WITH THE PLANNING DEPARTMENT STAFF. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-336: CONTINUED TO SEPTEMBER 30, 1986 10:00 A.M.

Matters of:

- A. Amending the 1978 Penasquitos East Community Plan to incorporate the following previous actions:
  - 1. The Penasquitos East Community Plan Addendum approved January 15, 1981 by Planning Commission Resolution No. 2979;
  - 2. The Carmel Rancho Project (Unit 1) rezoned from A-1-10 to R-1-5, by the City Council on November 16, 1981 by Ordinance No. 15611 N.S.;
  - 3. The Black Mountain Glen Project rezoned from A-1-10 to R-1-5, by the City Council on September 13, 1982 by Ordinance No. 15815 N.S.;and concurrently amending the Progress Guide and General Plan to reflect the Penasquitos East Community Plan as so amended.
- B. Ratifying the boundaries of the Phased Development Areas, as delineated on Exhibits A and B, to reflect the cumulative revisions approved by

the Council since the Phased Development Areas were initially designated in the Progress Guide and General Plan on February 26, 1979 by Council Resolution R-222918.  
(District-1.)

Subitem-A: (R-87-398)

Adoption of a Resolution amending the Penasquitos East Community Plan, to become effective after the next omnibus hearing of the Progress Guide and General Plan.

Subitem-B: (R-87-399)

Adoption of a Resolution ratifying the Progress Guide and General Plan Phased Development Area boundaries.

FILE:

Subitem-A LAND Penasquitos East Community  
Plan,

Subitem-B LAND Progress Guide and  
General Plan

COUNCIL ACTION: (Tape location: A062-097, A207-235.)

MOTION BY WOLFSHEIMER TO CONTINUE TO SEPTEMBER 30, 1986, AT THE REQUEST OF JERRY DAWSON TO BE TAKEN WITH THE MATTER OF THE REQUEST OF THE RANCHO DE LOS PENASQUITOS PLANNING BOARD TO INCLUDE PROPERTY IDENTIFIED AS CARMEL RANCHO 2 IN THE BOUNDARY OF THE PENASQUITOS EAST COMMUNITY PLAN. Second by Martinez.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

Sep-16-1986

ITEM-337: (R-87- ) CONTINUED TO SEPTEMBER 30, 1986, 10:00  
A.M.

Matter of the request of the Rancho de los Penasquitos Planning Board that The San Diego City Council take action to correct the map dated December 11, 1985, showing the boundaries of the Penasquitos East Community Plan, to



include property identified as Carmel Rancho 2 on the map dated March 14, 1986.

(Penasquitos East Community Area. District-1.)

Adoption of a Resolution approving or denying the request and boundary change.

Continued indefinitely on 6/17/86 by a vote of 6-2 at Council Member Gotch's request.

FILE: LAND Penasquitos East Community Plan

COUNCIL ACTION: (Tape location: A157-206.)

MOTION BY WOLFSHEIMER TO CONTINUE TO SEPTEMBER 30, 1986, 10:00 A.M. AT THE REQUEST OF ATTORNEY MILCH FOR A LIGHTER COUNCIL AGENDA TO ALLOW MORE TIME FOR HEARING. Second by Martinez.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

**ITEM-338:**

Matter of two appeals by 1) Marburn Corporation by Anton N. Handal, Attorney, and 2) Tom Martin from the decision of the Planning Commission in approving a proposed extension of time for previously approved Planned Residential Development Permit PRD-20-115-0 and Tentative Map TM-77-212 (Marburn PRD). Marburn Corporation (the applicant) is appealing the time limit allowed for the recording of the map proposed by the extension of time. Mr. Martin is opposing the approval of the project.

The project proposes to construct 52 dwelling units. The subject property is located on the east side of College Avenue, north of I-8 in Zone R1-5000, in the Navajo Community Plan area. The property is further described as a portion of Lot 67, Rancho Mission of San Diego and Lot 10, Del Cerro Unit 1, Map-3222.

(PRD & TM-84-0764. District-7.)

Subitem-A: (R-87- ) FILED

860916

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-77-07-48P has been completed in compliance with the

California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-87-554) ADOPTED AS RESOLUTION R-266612  
DENYING APPEAL OF MARBURN AND  
EXTENSION OF TIME TO PERMIT;  
GRANTING APPEAL OF MARTIN

Adoption of a Resolution granting or denying the appeals and the extension of time to the permit, with appropriate findings to support Council action.

Subitem-C: (R-87-555) ADOPTED AS RESOLUTION R-266613  
DENYING APPEAL OF MARBURN AND  
EXTENSION OF TIME TO MAP; GRANTING  
APPEAL OF MARTIN

Adoption of a Resolution granting or denying the appeals and the extension of time to the map, with appropriate findings to support Council action.

FILE:

Subitem-A,B: PERM - PRD-84-0764;

Subitem-C:

SUBD - Marburn PRD

COUNCIL ACTION: (Tape location: E342-F240.)

Hearing began at 3:19 p.m. and halted at 3:53 p.m.

Testimony in favor by Anton Handal.

Testimony in opposition by Dave Aitken, Paul Blostein, and Ann MacCollough.

MOTION BY McCARTY TO UPHOLD THE APPEAL AND DENY THE EXTENSION OF TIME FOR THE PERMIT AND MAP, AND TO DENY THE APPLICANT'S APPEAL AND DENY THE EXTENSION OF TIME FOR THE PERMIT AND MAP. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

**ITEM-339:**

(Continued from the meetings of June 24, 1986, Item 337;  
continued from the meeting of August 12, 1986, Item 332; at  
Steve Zimmer's request, in order for representatives of  
Pardee Construction to be present.)

Matters of:

- 1) A proposal to approve the North City West Town Center  
Precise Plan (Development Unit No. Nine);
- 2) Amendment of the North City West Community Plan;  
and
- 3) Amendment of the North City West Planned District  
Ordinance.

The Precise Plan proposes the development of a 41.7 acre  
commercial center, 2,377 dwelling units, a 21.7 acre junior  
high school, a 17.7 acre community park, library, park and  
ride, and transportation terminal on a 168.3 acre site.

The subject property is located directly south of the  
future extension of Del Mar Heights Road between El Camino  
Real and the future Carmel Country Road within the North  
City West community. The site is more particularly  
described as being the south half of Section 18 and the  
north half of Section 19, Township 14 South, Range 3 West.  
(District-1.)

**Subitem-A: (R-86-2346) ADOPTED AS RESOLUTION R-266614**

Adoption of a Resolution certifying that the information  
contained in Environmental Impact Report EIR-84-0683 has  
been completed in compliance with the California  
Environmental Quality Act of 1970 and State guidelines, and  
that said report has been reviewed and considered by the  
Council; and Adoption of appropriate findings of  
mitigation, feasibility or project alternatives pursuant to  
California Public Resources Code Section 21081 in  
connection with Environmental Impact Report EIR-84-0683.

**Subitem-B: (R-86-2347) ADOPTED AS RESOLUTION R-266615**

Adoption of a Resolution approving the Precise Plan.

Subitem-C: (R-86-2348) ADOPTED AS RESOLUTION R-266616

Adoption of a Resolution approving the amendment to the  
Community Plan to be effective when the amendment to the  
General Plan Map is adopted after the next omnibus hearing.

Subitem-D: (O-86-208) INTRODUCED AS AMENDED, TO BE  
ADOPTED SEPTEMBER 29, 1986

Introduction of an Ordinance amending the Planned District  
Ordinance.

FILE: LAND - North City West Town Center Precise  
Plan, North City West Community Plan, North  
City West Planned District

COUNCIL ACTION: (Tape location: A100-108,F253-G206.)

Testimony in morning session by Mike Madigan requesting that the  
hearing be trailed to 3:00 p.m.

Hearing began at 3:55 p.m. and halted at 4:32 p.m.

Testimony in favor by Mike Madigan, Mark Steele, Rebecca  
Michael, David Mulliken, David Thompson, and Dwight Worden.  
Motion by Wolfsheimer to send the matter back to the Planning  
Department to recalculate the density, move the school, and  
clarify the heighth problem. No second.

MOTION BY CLEATOR TO LIMIT THE HEIGHTH TO FIFTY FEET OR FOUR  
STORIES MAXIMUM AND TO REDUCE THE DENSITY BY ONE HUNDRED UNITS  
AS RECOMMENDED BY THE COMMUNITY PLANNING GROUP AND AGREED TO

BY

THE DEVELOPER. Second by Martinez. Passed by the following  
vote: Wolfsheimer-nay, Cleator-yea, McColl-yea, Jones-yea,  
Struiksma-yea, Gotch-not present, McCarty-yea, Martinez-yea,  
Mayor O'Connor-yea.

ITEM-S500: (R-87-282) ADOPTED AS RESOLUTION R-266617

(Continued from the meeting of September 9, 1986, Item 336,  
at Council Member Martinez's request, to allow him to be  
present for Council discussion.)

Authorizing the execution of a Memorandum of Understanding  
with the Redevelopment Agency of the City of San Diego, and  
the California Department of Commerce, regarding the City's  
intent to implement the Southeast/Barrio Logan Enterprise  
Zone.

(Southeast San Diego, Barrio Logan and Centre City  
Community Areas. Districts-4 and 8.)

CITY MANAGER REPORT: On March 26, 1986, the California Department of Commerce conditionally designated the Southeast/Barrio Logan Enterprise Zone under AB40 (Nolan) of 1984. Final designation will be made upon the City's fulfilling a variety of conditions which must be met by September 24, 1986. Most of these conditions involve providing updated documentation on various City or Redevelopment Agency activities within the Zone, and these updates have been compiled. Additionally, the State is requiring a Memorandum of Understanding (MOU) regarding certain aspects of the City's long-term efforts in the Zone. The operative clauses of the MOU state the City's intent to continue the Project First Class project, to implement the Barrio Educational Cultural Activities program, and to continue to provide building development fee reimbursements for industrial and commercial projects within the Zone; plus the Redevelopment Agency's intent to complete the Gateway Center Redevelopment Project. All of the clauses are made subject to the availability of funding and satisfactory program performance. The City cannot legally pre-commit to the expenditure of funds without the yearly public hearing on the budget, but it may state its intent to perform certain long-term goals. The MOU is a statement of that intent. This Resolution would authorize the City Manager to execute the MOU.

FILE: MEET

COUNCIL ACTION: (Tape location: G309-353.)

MOTION BY JONES TO ADOPT. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-S501:

Two actions relative to the final subdivision map of De La Fuente Business Park Unit No. 2, a 31-lot subdivision located southeasterly of Airway Road and La Media Road: (Otay Mesa Community Area. District-8.)

Subitem-A: (R-87-487) ADOPTED AS RESOLUTION R-266618  
Authorizing the execution of an agreement with Border  
Business Park, Inc., for the installation and completion of  
public improvements.

Subitem-B: (R-87-486) ADOPTED AS RESOLUTION R-266619  
Approving the final map.

Note: Park Fees are not required.

(Docketed at the request of Council Member Uvaldo Martinez.)

FILE: SUBD - De La Fuente Business Park Unit No. 2

CONFY87-1

COUNCIL ACTION: (Tape location: E324-334.)

MOTION BY MARTINEZ TO ADOPT THE RESOLUTIONS. Second by Cleator.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea,  
McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea,  
Martinez-yea, Mayor O'Connor-yea.

ITEM-UC-2: (R-87-508) ADOPTED AS RESOLUTION R-266620

A Resolution presented to the City Council with UNANIMOUS  
CONSENT:

Proclaiming September 20, 1986, to be "Sheriff John Duffy  
Day" in the City of San Diego.

FILE: MEET

COUNCIL ACTION: (Tape location: H135-141.)

MOTION BY McCOLL TO ADOPT. Second by Jones. Passed by the  
following vote: Wolfsheimer-yea, Cleator-not present,  
McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present,  
McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-UC-3: (R-87-494) ADOPTED AS RESOLUTION R-266621

A Resolution presented to the City Council with UNANIMOUS  
CONSENT:

Excusing Council Member Gotch from a portion of the  
afternoon session of the September 16, 1986, Council  
meeting for the purpose of conducting official City  
business at the CALAFCO Annual Conference.

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FILE: MEET

COUNCIL ACTION: (Tape location: H135-141.)

MOTION BY McCOLL TO ADOPT. Second by Jones. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmayea, Gotch-not present, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor O'Connor at 5:08 p.m.

FILE: MINUTES

COUNCIL ACTION: (Tape location: H142).